



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 16, 2018

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake Street, Suite 900
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 1389
Parking lot fence at 4545-4557 N. Sheridan Road, 943-957 W. Wilson Ave.**

Dear Ms. Dale:


Please be advised that your request for a minor change to Residential Business Planned Development No. 1389 ("PD 1389"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1389.

Your client and the owner of all of the property within PD 1389, Sheridan & Wilson LLC, is seeking administrative relief to allow for an 8' tall wrought iron gate and fence along the N. Sheridan Ave. parking lot frontage. Along with the additional landscaping that was previously approved as a buffer, the taller fence will provide additional screening of the parking lot. A revised Site Plan and Landscape are attached.

With regard to your request, the Department of Planning and Development has determined that allowing the 8' tall fence will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1389, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



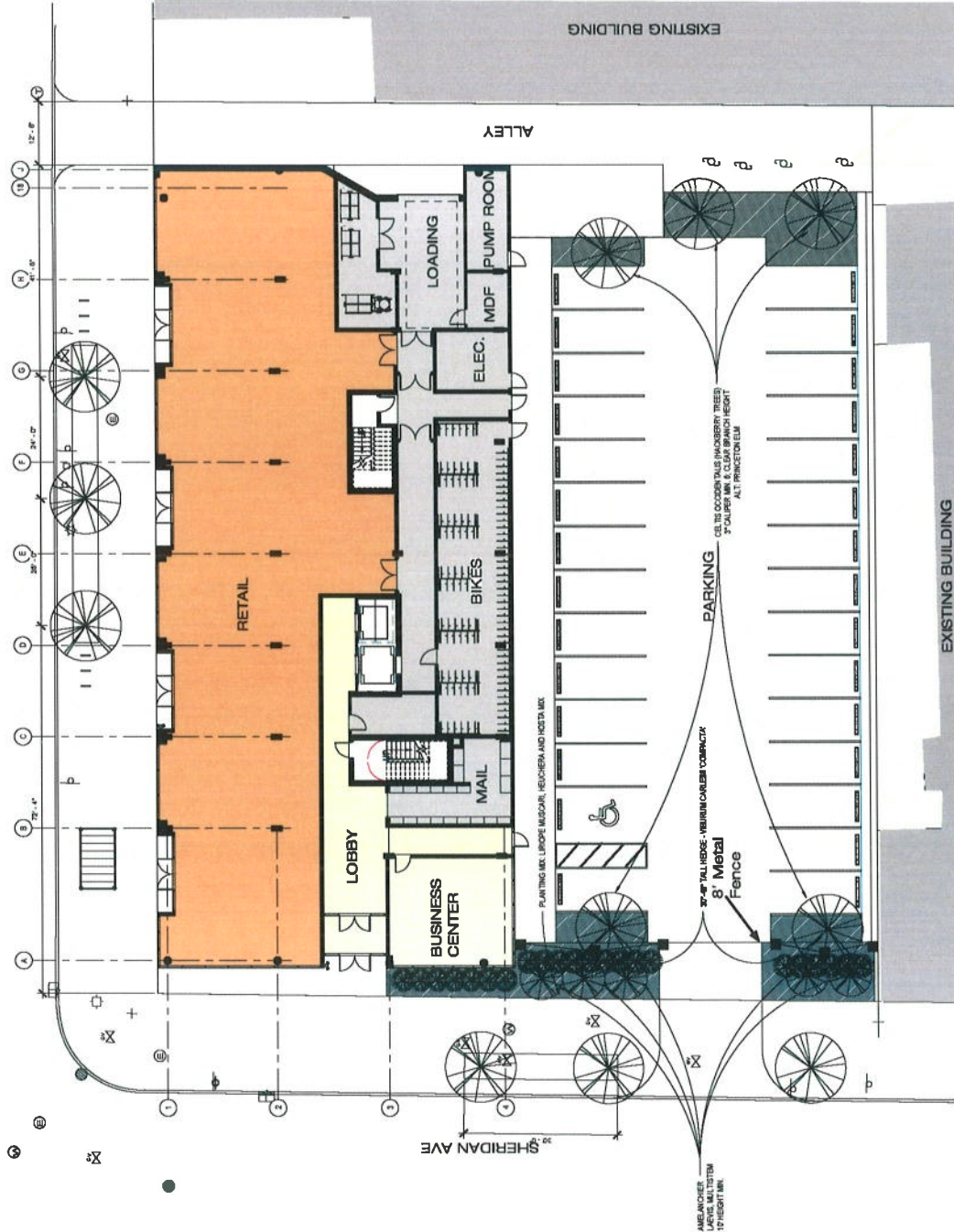
Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

SITE PLAN

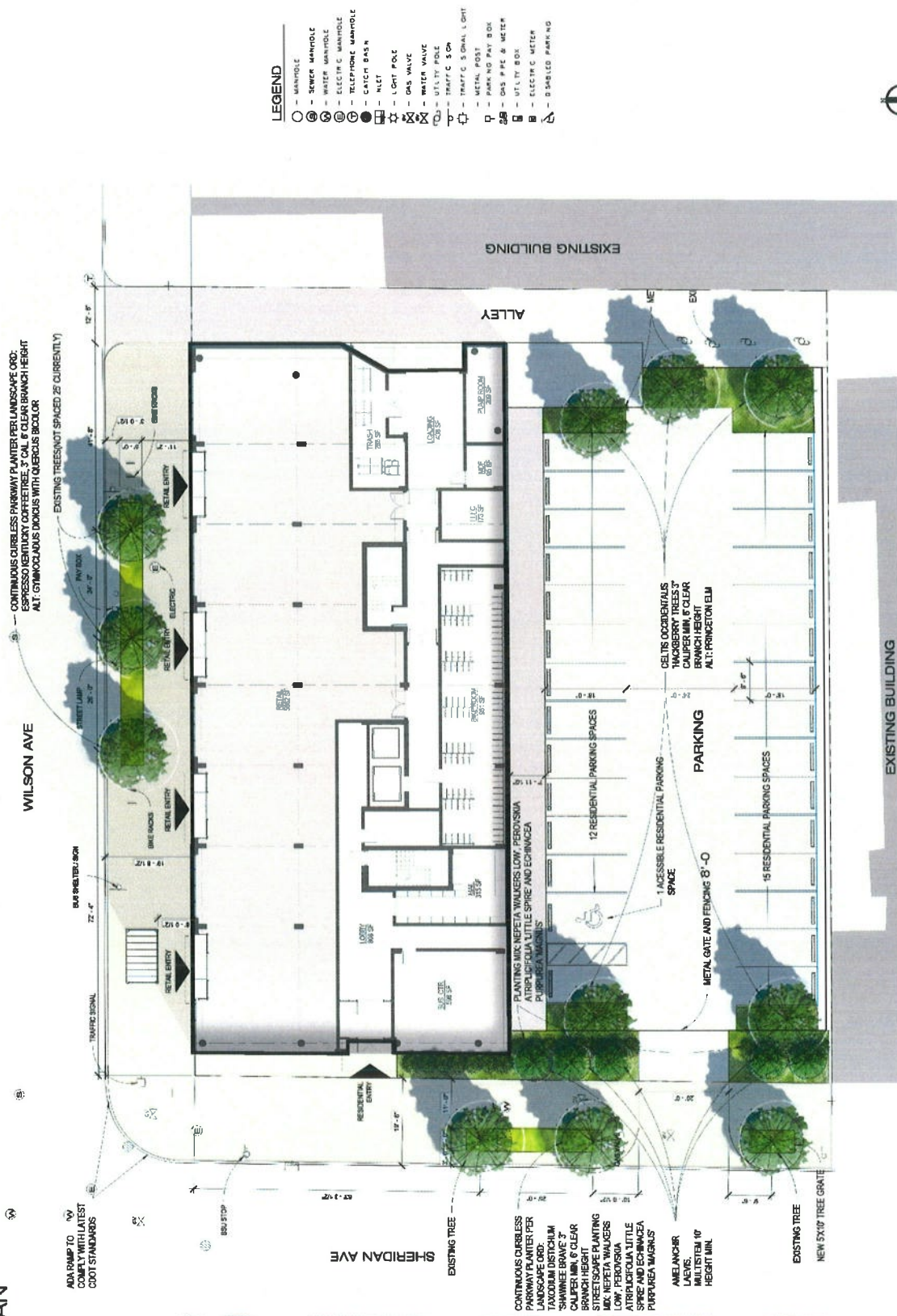
WILSON AVE



LEGEND

- - MANHOLE
- ⊙ - SEWER MANHOLE
- ⊗ - WATER MANHOLE
- ⊕ - ELECTRIC MANHOLE
- ⊖ - TELEPHONE MANHOLE
- ⊙ - CATCH BASIN
- ⊕ - RILEY
- ⊖ - LIGHT POLE
- ⊗ - GAS VALVE
- ⊕ - WATER VALVE
- ⊖ - UTILITY POLE
- ⊗ - TRANSFORMER
- ⊕ - TRAFFIC SIGNAL LIGHT
- ⊖ - METAL POST
- ⊗ - PARKING PAINT BOX
- ⊕ - GAS PPE & METER
- ⊖ - UTILITY BOX
- ⊗ - ELECTRIC METER
- ⊕ - SCHEDULED PARKING

LANDSCAPE PLAN



- LEGEND**
- - MANHOLE
 - ⊙ - SEWER MANHOLE
 - ⊙ - WATER MANHOLE
 - ⊙ - ELECTRIC MANHOLE
 - ⊙ - TELEPHONE MANHOLE
 - ⊙ - CATCH BASIN
 - ⊙ - NUT
 - ⊙ - LIGHT POLE
 - ⊙ - GAS VALVE
 - ⊙ - WATER VALVE
 - ⊙ - UTILITY POLE
 - ⊙ - TRAFFIC SIGN
 - ⊙ - TRAFFIC SIGNAL LIGHT
 - ⊙ - METAL POST
 - ⊙ - PARKING PAY BOX
 - ⊙ - GAS PIPE & METER
 - ⊙ - UTILITY BOX
 - ⊙ - ELECTRIC METER
 - ⊙ - DISABLED PARKING



11/8/2017

REPORTS OF COMMITTEES

59873

Reclassification Of Area Shown On Map No. 11-G.

RBPD 1389

(As Amended)

(Application No. 19146)

(Common Address: 943 -- 957 W. Wilson Ave./
4545 -- 4557 N. Sheridan Rd.)

[SO2017-2156]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Wilson Avenue; a line 175.50 feet east of and parallel to North Sheridan Road; a line 141 feet south of and parallel to West Wilson Avenue; and North Sheridan Road,

to those of the B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Wilson Avenue; a line 175.50 feet east of and parallel to North Sheridan Road; a line 141 feet south of and parallel to West Wilson Avenue; and North Sheridan Road,

to those of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1389.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1389 ("Planned Development") consists of approximately 24,795 net square feet of property which is

depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). CRG Acquisition LLC is the Applicant for this Planned Development, pursuant to authorization from the Property owner.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance in effect as of the date of this Planned Development.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Chicago Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by CDOT.

4. This plan of development consists of these 17 Statements; a Bulk Regulations and Data Table, and the following exhibits and plans prepared by Forum Studio, Inc. and dated September 20, 2017 (collectively, the "Plans"): an Existing Zoning Map; an Existing Land Use Map; Planned Development Property and Boundary Line Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses shall be permitted in this Planned Development: multi-family dwelling units above the ground floor; artist work or sales space; dry cleaner; eating and drinking establishments; food and beverage retail sales (provided any sale of liquor shall be accessory only); business support services; financial services (except drive-through facilities, payday/title secured loan stores and pawn shops); general retail sales; offices; personal services; children's play center, and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 24,795 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD and with no exception shall the square footage of landscaping or hardscape shown on the Landscape Plan be materially reduced. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other applicable provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors or assigns and, if different than the Applicant, the legal titleholders and any ground lessees of the Property.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner, which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall comply with the City of Chicago Sustainable Development Policy (Green Matrix) and evidence compliance with such policy prior to Part II Approval.
15. The Applicant acknowledges and agrees that the rezoning of the Property from the B3-2 District to the B3-5 District, and then to this Planned Development (P.D.), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 149 units. As a result, the Applicant's affordable housing obligation is 15 affordable units (10 percent of 149, rounded up), 4 of which are Required Units (25 percent of 15, rounded up). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$125,000 per unit (Cash Payment) and providing 7 affordable units in the rental building to be constructed in the P.D., as set forth in the Affordable Housing Profile Form attached hereto as Exhibit _____. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing

agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-Owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof) and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

* Editor's note: Numbering sequence error. No number (i) in original document.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the B3-5 Community Shopping District.

[Second, Third and Fourth Floor Plans; Unit Floor Plans; Surrounding Zoning; Existing Land Use; Boundary and Property Line Map; Site Plan; Roof Plan; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 59879 through 59893 of this *Journal*.]

Bulk Regulations and Data Table, 2015 Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1389.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	38,210
Area of Public Rights-of-Way (square feet):	13,415
Net Site Area (square feet):	24,795
Maximum Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	149
Minimum Off-Street Parking Spaces:	29
Minimum Off-Street Loading Spaces:	1 (10 feet by 25 feet)
Maximum Building Height:	134 feet, 0 inches
Minimum Setbacks:	Per plans
Minimum Bicycle Parking Spaces:	120

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 8/9/2017

DEVELOPMENT INFORMATION

Development Name: 975 W WILSON
 Development Address: 943-959 W WILSON & 4545-4557 N SHERIDAN RD
 Zoning Application Number, if applicable: 19146
 Ward: 46
 If you are working with a Planner at the City, what is his/her name? FERNANDO ESPINOLA

Type of City Involvement
 check all that apply

- ☐ City Land
☐ Financial Assistance
☒ Zoning Increase
☒ Planned Development (PD)
☐ Transit Served Location (TSL) project

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ☒ ARO Web Form completed and attached - or submitted online on
☒ ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)
☒ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)
☐ If ARO units proposed are off-site, required attachments are included (see next page)
☐ If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name: CRG ACQUISITIONS LLC
 Developer Contact: JAY CASE
 Developer Address: 35 E WACKER, 13TH FLOOR, CHICAGO IL 60601
 Email: CASE@REALCRG.COM
 Attorney Name: RICH KLAWITER
 Developer Phone: 312.239.1286
 Attorney Phone: 312.568.7243

TIMING

Estimated date marketing will begin: 12/2018
 Estimated date of building permit*: 2/2018
 Estimated date ARO units will be complete: 5/2019

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Date

9-7-2017

Developer/Project Manager

Date

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ARO Web Form

Development Information**Address****Printed Date: 08/30/2017**

Address Number From :943 Address Number To: 957 Street Direction: W
Street :Wilson Postal Code: 60640

Development Name, if applicable**Information**

Ward :46 ARO Zone: Higher Income

Details

Type of city involvement :ZP
Total Number of units in development: 149
Type of development: Rent
Is this a Transit Served Location Project : N

Requirements

Required affordable units :15 Required *On-site aff. Units: 4

How do you intend to meet your required obligation

On-Site: 7 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 7 Remaining In-Lieu Fee Owed: 1,000,000

Summary				
	how many?	market rate % of total	avg. square footage	affordable % of total square footage
studio	75	53%	559	57%
one-bed	48	34%	671	29%
two-bed	19	13%	1,026	14%

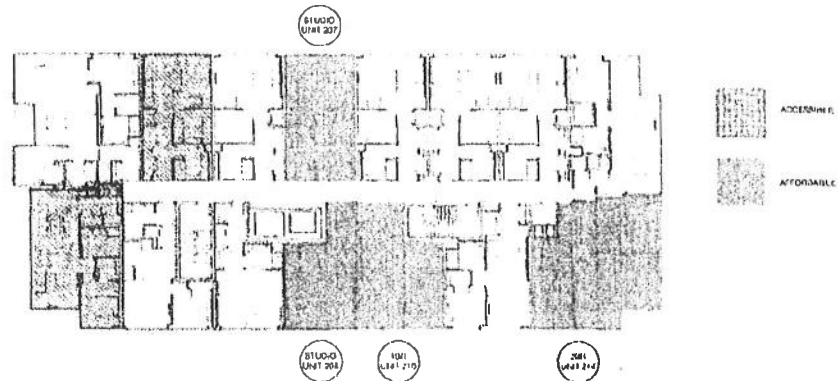
Project Name: Sheridan & Wilson
 Zoning Application number, if applicable: 19146
 Address: 943-957 W Wilson Ave & 4545-4557 N Sheridan Rd
 Is this a For Sale or Rental Project? Rental
 Anticipated average psf rent/price? \$2.95

Total Units in Project: 149
 Total Affordable units: 7

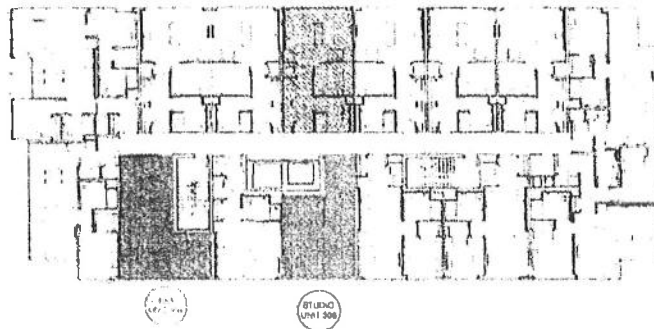
	Market Rate Units	Affordable Units
Parking	Uncovered assigned space available for monthly fee on first-come first-served basis	Uncovered assigned space available on same terms as market-rate units
Laundry	In-Unit combo Washer-Dryer, White, GE Model No GUD27GSS or equal	In-Unit combo Washer-Dryer, White, GE Model No GUD27GSS or equal
Appliances		
Refrigerator	GE Stainless top-mount model no GNE21FS or equal	GE Stainless top-mount model no GNE21FS or equal
Dishwasher	GE model no GSD4060 or equal	GE model no GSD4060 or equal
Stove/Oven	GE 30" model no JGBS60RE or equal	GE 30" model no JGBS60RE or equal
Microwave	GE model no JNM3163R or equal	GE model no JNM3163R or equal
Bathroom(s)	2BRs - 2 Bathrooms All other Units - 1 Bathroom	2BRs - 2 Bathrooms All other Units - 1 Bathroom
Half bath? Full bath?		
Kitchen countertops	Quartz, 2cm	Quartz, 2cm
Flooring	Luxury Vinyl Tile, Carpet	Luxury Vinyl Tile, Carpet
HVAC	Forced Air, system TBD	match market rate units
Other		

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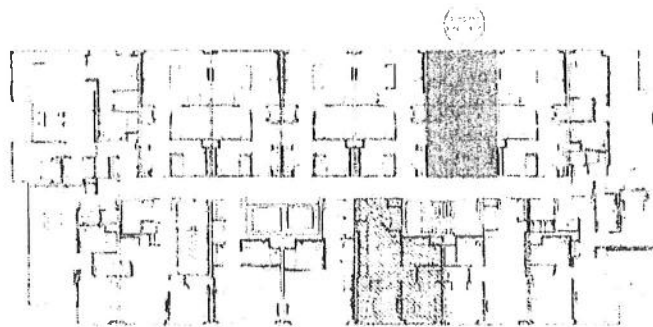
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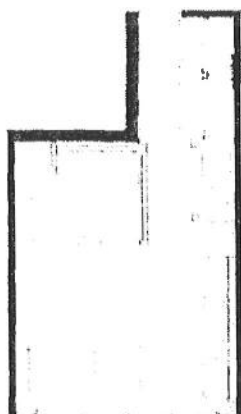


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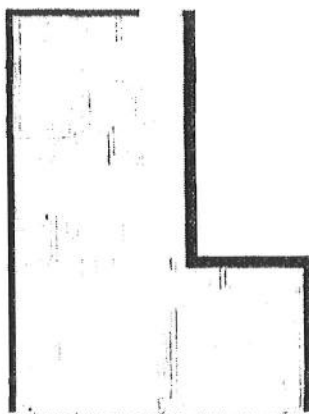


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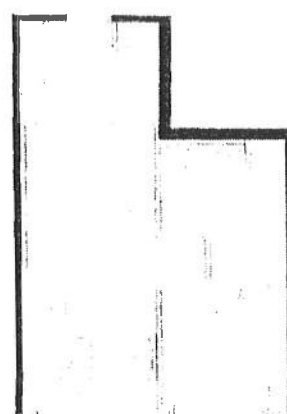
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UNIT 208, 308



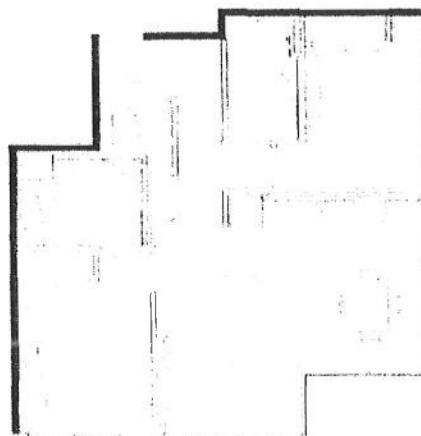
UNIT 304



UNIT 210



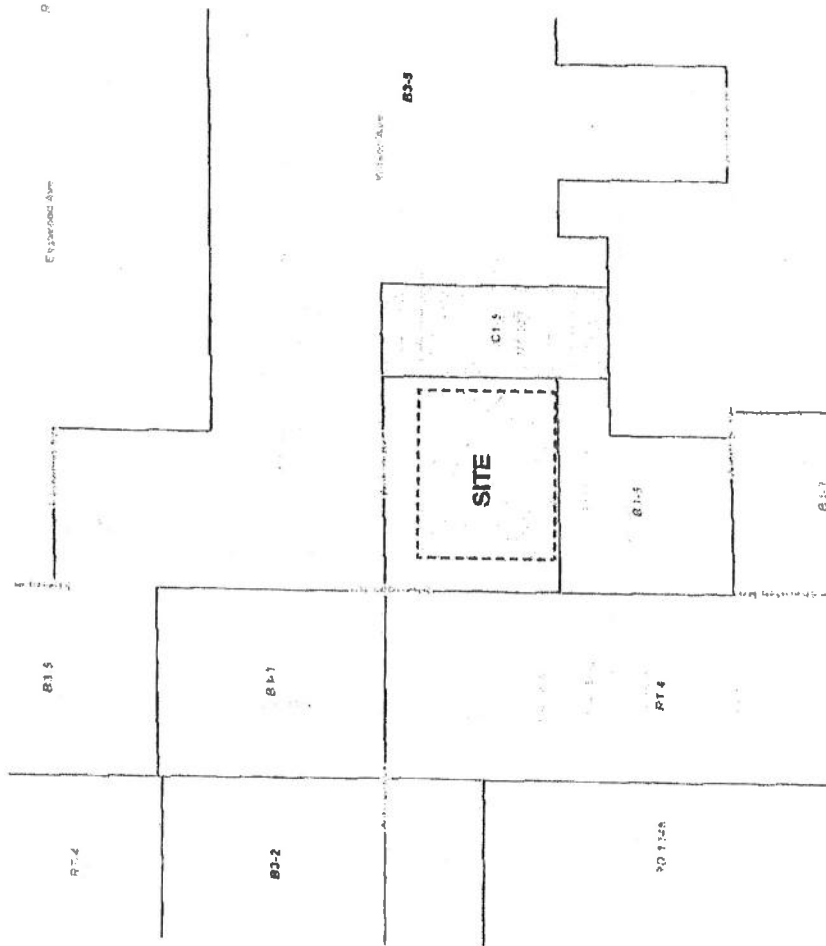
UNIT 207, 411



UNIT 214

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SURROUNDING
ZONING



Applicant: CRG Acquisition, LLC
Address: 943-957 West Wilson
4545-4557 North Sheridan
Introduced: March 29, 2017
Plan Commission: September 20 2017

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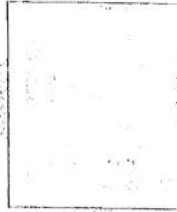


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PLANNED DEVELOPMENT
BOUNDARY AND
PROPERTY LINE

WILSON AVE



SHERIDAN ROAD

AREA

Net Site Area: 24,796 SF

Area In Right of Way: 14,257 SF

Gross Site Area: 39,053 SF

Applicant: CRG Acquisition, LLC
Address: 943-957 West Wilson/
4545-4557 North Sheridan
Introduced: March 29, 2017
Plan Commission: September 20 2017

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THE ART & SCIENCE OF BUILDING

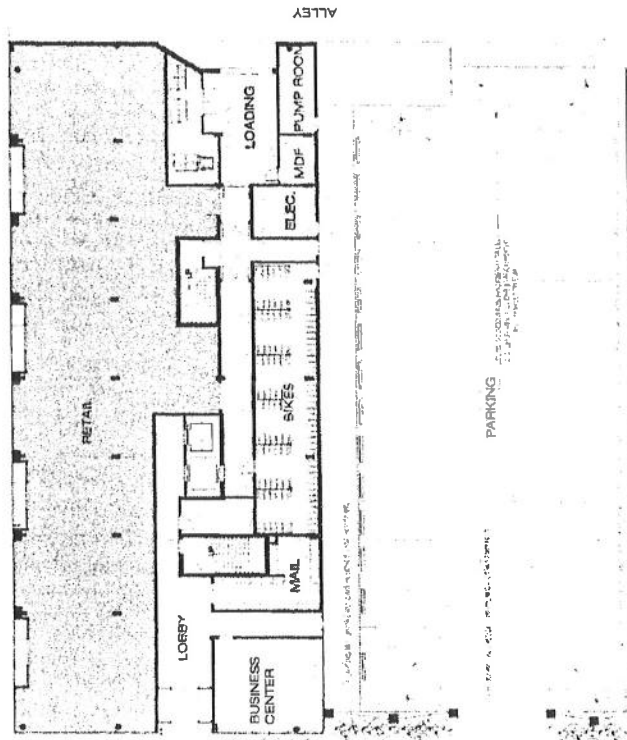
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SITE PLAN

WILSON AVE



LEGEND

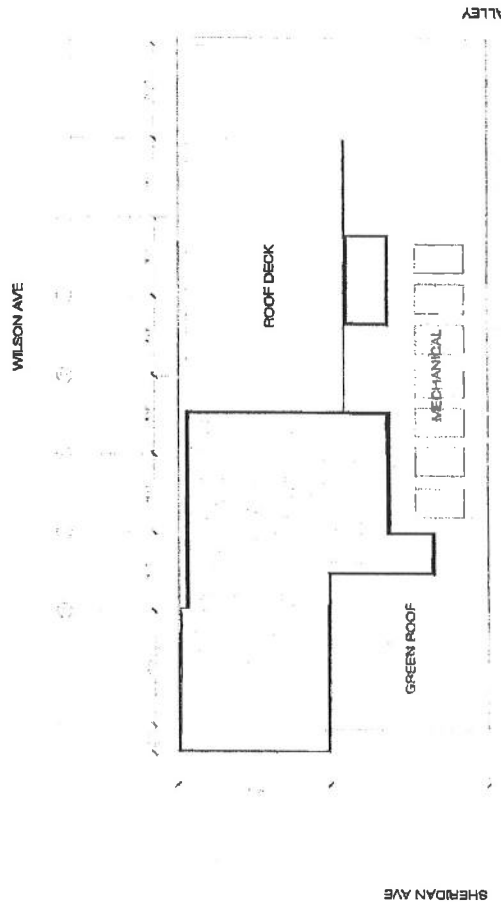
Applicant: CRG Acquisition, LLC
 Address: 945-967 West Wilson/
 4545-4557 North Sheridan
 Introduced: March 29, 2017
 Plan Commission: September 20 2017

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ROOF PLAN



AREA

Gross Roof Area: 11,254 SF

Net Roof Area: 9,659 SF

Green Roof Area: 4,779 SF

Applicant: CRG Acquisition, LLC

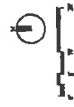
Address: 943-957 West Wilson/

4545-4557 North Sheridan

Introduced: March 28, 2017

Plan Commission: September 20, 2017

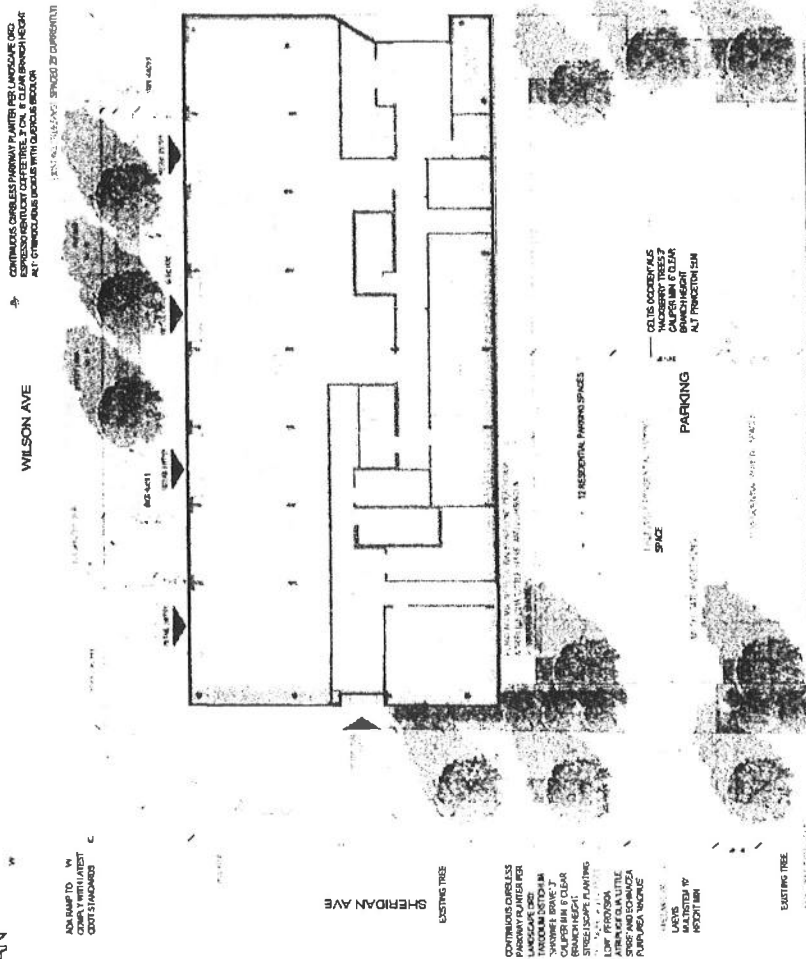
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LANDSCAPE PLAN



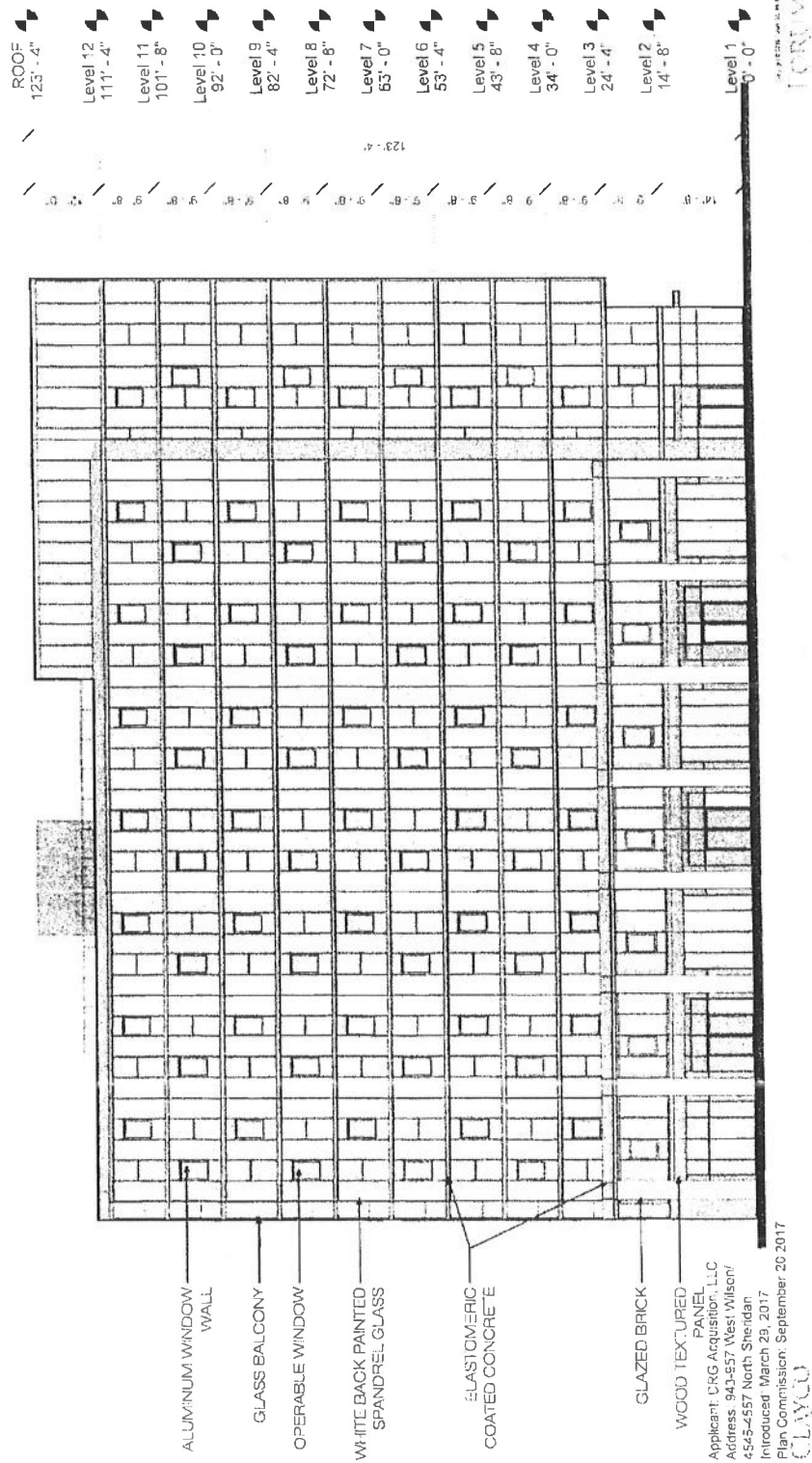
Applicant: CRG Acquisition, LLC
 Address: 943-957 West Wilson
 4545-4557 North Sheridan
 Introduced: March 28, 2017
 Plan Commission: September 20 2017

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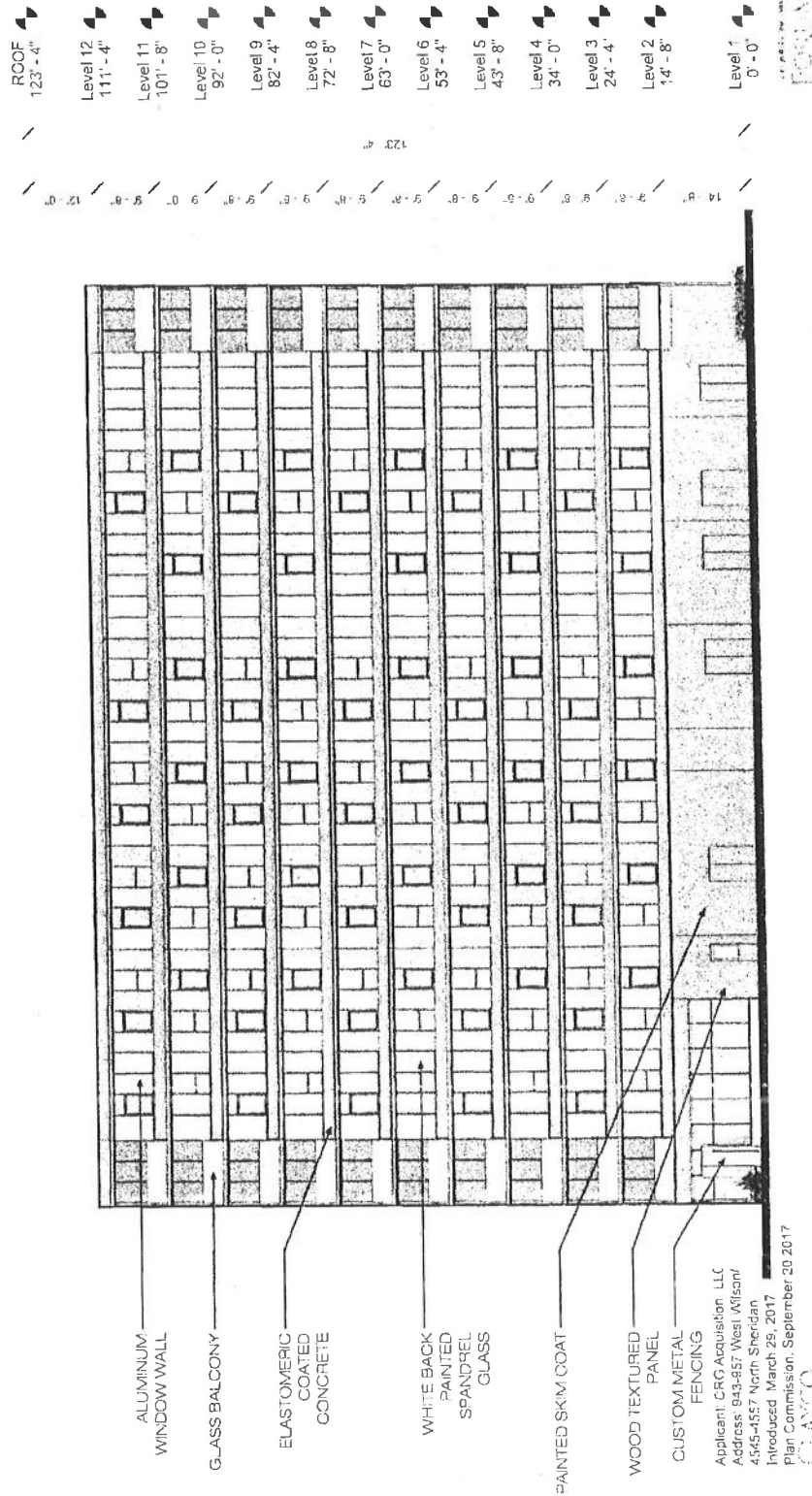
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NORTH ELEVATION



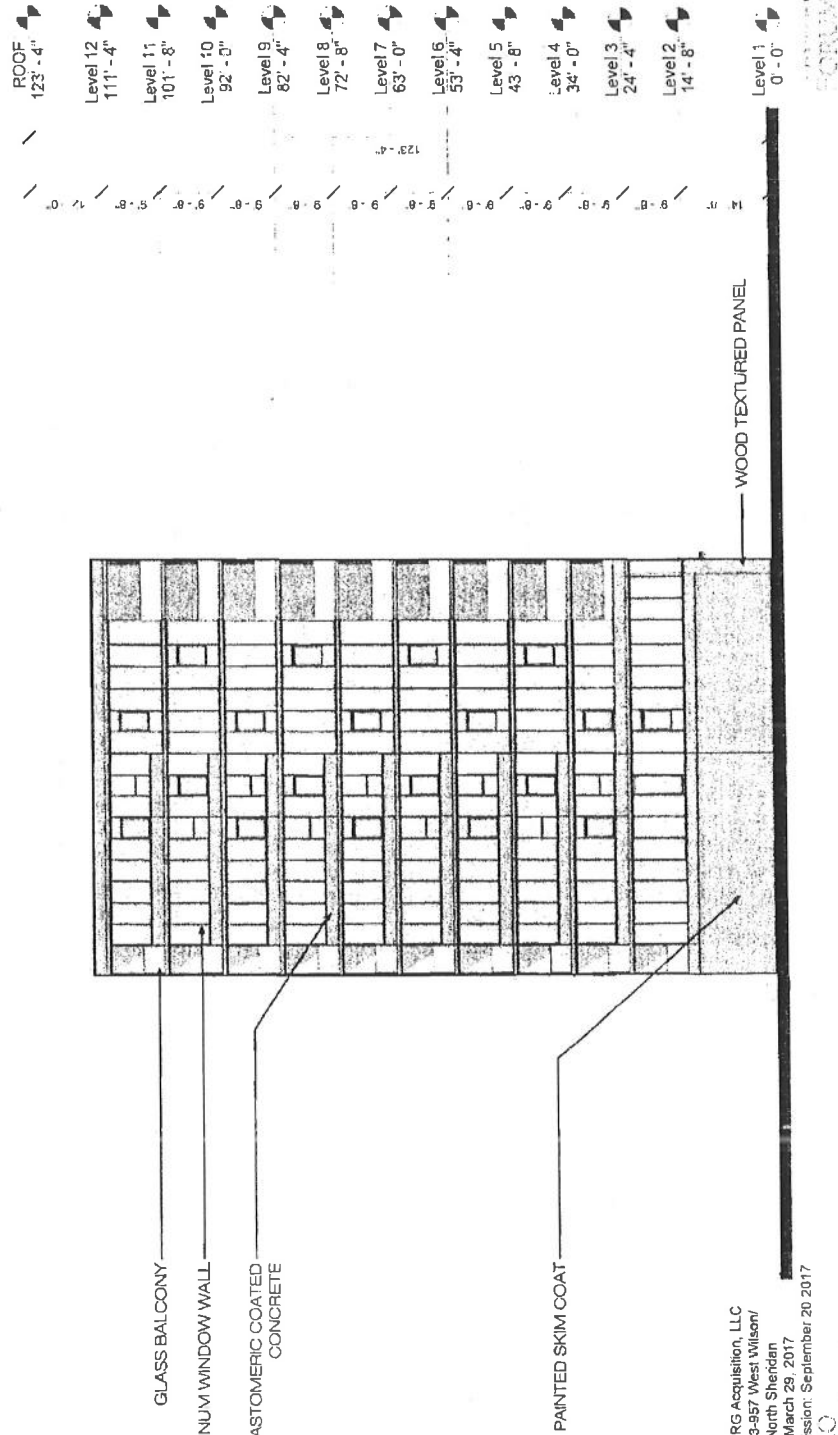
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SOUTH ELEVATION



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EAST ELEVATION



Applicant: CRG Acquisition, LLC
 Address: 943-957 West Wilson/
 4545-4557 North Sheridan
 Introduced: March 28, 2017
 Plan Commission: September 20, 2017

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WEST ELEVATION

